

041.0

0001

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

631,500 / 631,500

USE VALUE:

631,500 / 631,500

ASSESSED:

631,500 / 631,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
35		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LORENZEN NICHOLAS J &	
Owner 2: HASSAN ALYSSA	
Owner 3:	

Street 1: 35 PARK ST
Street 2:

Twn/Cty: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HOWGRAVE-GRAHAM NICHOLAS -
Owner 2: -
Street 1: 35 PARK ST
Twn/Cty: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,452 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 4452 Sq. Ft. Site 0 80. 1.18 1 Easemen -5 420,707
--

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4452.000	208,900	1,900	420,700	631,500		27562
							GIS Ref
							GIS Ref
							Insp Date
							12/08/18

PREVIOUS ASSESSMENT								Parcel ID	041.0-0001-0001.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,900	1900	4,452.	420,700	631,500	631,500	Year End Roll	12/18/2019
2019	101	FV	193,000	1900	4,452.	447,000	641,900	641,900	Year End Roll	1/3/2019
2018	101	FV	193,000	1900	4,452.	326,000	520,900	520,900	Year End Roll	12/20/2017
2017	101	FV	193,000	1900	4,452.	284,000	478,900	478,900	Year End Roll	1/3/2017
2016	101	FV	193,000	1900	4,452.	241,900	436,800	436,800	Year End	1/4/2016
2015	101	FV	182,000	1900	4,452.	236,600	420,500	420,500	Year End Roll	12/11/2014
2014	101	FV	182,000	1900	4,452.	194,600	378,500	378,500	Year End Roll	12/16/2013
2013	101	FV	182,000	1900	4,452.	185,100	369,000	369,000		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HOWGRAVE-GRAHAM	67720-339		7/29/2016		510,000	No	No	
GRAHAM-HOWGRAVE	56065-465		12/15/2010	Family	10	No	No	
STAHL RICHARD	33818-178		10/12/2001		263,828	No	No	
	15416-380		1/1/1984		68,500	No	No	Y

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
										12/8/2018	MEAS&NOTICE	CC	Chris C	
										4/22/2009	Measured	163	PATRIOT	
										12/8/2001	MLS	MM	Mary M	
										3/2/2000	Meas/Inspect	264	PATRIOT	
										8/19/1993		AS		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

